039.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,100 / 674,100
					USE VALUE:	674,100 / 674,100
					ASSESSED:	674,100 / 674,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WHEATON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHARLWOOD AARON
Owner 2:	
Owner 3:	
Street 1:	11 WHEATON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAVENI ANTHONY R-MARION E -
Owner 2:	-
Street 1:	11 WHEATON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,475 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1870 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7475.000	261,800		412,300	674,100
Total Card	0.172	261,800		412,300	674,100
Total Parcel	0.172	261,800		412,300	674,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.48 | /Parcel: 360.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26144
GIS Ref	
GIS Ref	
Insp Date	12/08/18

!3235!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,800	0	7,475.	412,300	674,100	674,100	Year End Roll	12/18/2019
2019	101	FV	211,100	0	7,475.	373,700	584,800	584,800	Year End Roll	1/3/2019
2018	101	FV	211,100	0	7,475.	354,300	565,400	565,400	Year End Roll	12/20/2017
2017	101	FV	211,100	0	7,475.	309,200	520,300	520,300	Year End Roll	1/3/2017
2016	101	FV	211,100	0	7,475.	264,100	475,200	475,200	Year End	1/4/2016
2015	101	FV	210,100	0	7,475.	244,800	454,900	454,900	Year End Roll	12/11/2014
2014	101	FV	197,800	0	7,475.	202,900	400,700	400,700	Year End Roll	12/16/2013
2013	101	FV	197,800	0	7,475.	193,300	391,100	391,100		12/13/2012

PRINT

Date	Time
12/10/20	18:32:30

LAST REV

Date	Time
05/14/19	14:36:16
apro	
3235	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVENI ANTHONY	63738-557		6/11/2014		500,000	No	No		
	8871-570		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	26144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2018	1042	Redo Bat	49,000	C				
12/12/2017	1636		14,200	C				
2/23/2016	185	Solar Pa	35,070		2/26/2016			Install 22 solar p
5/5/2015	443	Demoliti	11,000					
3/16/2015	241	Manual	2,500					Sister joists in b
6/11/2004	486	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
6/1/2015	Info Fm Prmt	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
3/25/2005	Permit Visit	BR	B Rossignol
2/20/2000	Mailer Sent		
2/17/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7475		Sq. Ft.	Site		0	64.	0.86	3									412,319						412,300	

Total AC/HA: 0.17160 | Total SF/SM: 7475 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 412,319 | Spl Credit | Total: 412,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321588
Depreciation:	59815
Depreciated Total:	261773

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

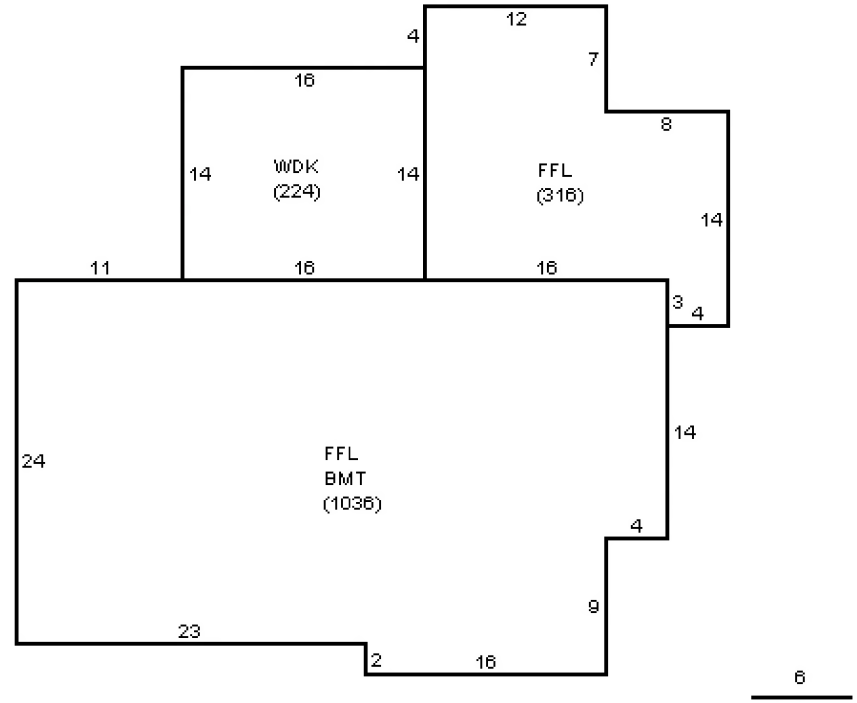
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.53
Special Features:	0	Val/Su Net:	100.23
Final Total:	261800	Val/Su SzAd	193.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,352	129.530	175,128
BMT	Basement	1,036	51.490	53,343
WDK	Deck	224	10.570	2,367

Net Sketched Area:	2,612			Total:	230,838
Size Ad	1352	Gross Are	2612	FinArea	1870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc